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MINUTES OF COUNCIL REGULAR MEETING – MAY 20, 2008

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, MAY 20, 2008, AT 6:30 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR NORDFELT.

THE FOLLOWING MEMBERS WERE PRESENT:

Dennis J. Nordfelt
Russ Brooks
Carolynn Burt
Joel Coleman
Corey Rushton
Steve Vincent
Mike Winder

Paul Isaac, Acting City Manager
Karon Jensen, Acting City Recorder

STAFF PRESENT:

Jim Welch, Finance Director
Kevin Astill, Parks and Recreation Director
Russell Willardson, Public Works Director
Nicole Cottle, Acting City Attorney
John Janson, Acting CED Director
Stan Varney, Acting Fire Chief
Steve Lehman, CED Department
Steve Pastorik, CED Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department

14052 OPENING CEREMONY

The Opening Ceremony was conducted by Dennis Nordfelt who read a short narrative regarding soldiers and the National Anthem. He led those in attendance in the Pledge of Allegiance to the Flag.

14053 EMPLOYEE OF THE MONTH AWARD, MAY, 2008 – MICHAEL LYNES, POLICE DEPARTMENT

Mayor Nordfelt read the nomination of Michael Lynes, Police Department, to receive the Employee of the Month Award for May 2008. The City Council congratulated Mr. Lynes and expressed appreciation for a job well done on behalf of West Valley City.

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COMMENT PERIOD

Upon inquiry by Mayor Nordfelt, the following individuals addressed the City Council during the Comment Period:

Lenore Edmunds, 3855 South Huntington, addressed the City Council. Ms. Edmunds discussed her personal appreciation of a safer environment and general clean up of the community. She expressed concerns regarding health and safety and noted there were significant numbers of properties without sidewalks in the City. She discussed issues regarding vehicles parked on lawns and dogs barking and running loose. She also discussed vehicles speeding in her neighborhood and a lack of speed bumps. Ms. Edmunds acknowledged installing new sidewalks could raise property taxes, but stated she recognized they were necessary and would provide significant enhancement to the neighborhoods. She advised that Code Enforcement Officer Willey Moon, Community Preservation Department, had responded to complaints regarding automobiles being parked on lawns and automobile license plates not being visible, however, the violations were back the following day. She stated she had owned her home for 43 years and her neighbor, Dorothy Free, had also lived there for many years and they were both concerned about several homes out of compliance with ordinances. She stated she was aware of federal guidelines and had discussed some of the concerns with staff members, Claire Gilmore and Craig Thomas. She stated they had been helpful and responded in an attempt to resolve the issues. Ms. Edmunds explained she favored the 2% property tax increase recently proposed as she felt strongly more enforcement officers in the Community Preservation Department were needed to help resolve safety issues and help clean up and beautify neighborhoods in West Valley City.

Mayor Nordfelt informed beginning July 1st the new Community Preservation Department would have more enforcement officers and would staff a seven day work week. Mayor Nordfelt requested Ms. Edmunds provide her telephone number to the City Manager for follow-up regarding her concerns. Mayor Nordfelt explained the City had a prioritized list for installing new sidewalks and noted it may be some time before sidewalks were installed in her neighborhood; however, installation would take place as soon as possible. Mayor Nordfelt noted four other residents of the subject area present at the meeting and in support of sidewalk installations.

Neila Bennett, 3156 South Meadowlark Drive, addressed the City Council. Ms. Bennett expressed concern regarding a sidewalk adjacent to her driveway that had been cracking since they moved there 15 years ago and she requested information on how to have it replaced. She also expressed concern there were many children

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using that route from school and asked if she could replace the sidewalk herself. Ms. Bennett also discussed concerns regarding dogs running loose in the neighborhood and advised she had not received a good response from ordinance enforcement.

Mayor Nordfelt stated response to problems and concerns as expressed above would be improved as of July 1, 2008, after the new Community Preservation Department was fully funded and staffed.

Robert Reid, 3466 West 3650 South, addressed the City Council. Mr. Reid stated the newspaper indicated the City would provide dumpsters to clean-up neighborhoods, but he had not seen one as yet. He indicated there were significant amounts of junk and debris being dumped in his neighborhood and the City had not responded to those issues.

Mayor Nordfelt advised many neighborhoods in the City had been cleaned up. He reiterated the City recently created a new Community Preservation Department that would be up to “full speed” in July. Mayor Nordfelt requested Mr. Reid provide the addresses of properties he deemed to be out of compliance with ordinances to the City Manager for follow-up enforcement.

14055

ORDINANCE NO. 08-11, APPLICATION NO. Z-17-2007, FILED BY LIGHTSOURCE DEVELOPMENT, LLC, REQUESTING TO AMEND THE ZONING MAP FROM ZONE ‘A’ (AGRICULTURE) TO ZONE ‘C-2’ (GENERAL COMMERCIAL) FOR PROPERTY LOCATED AT 2978 SOUTH REDWOOD ROAD (PUBLIC HEARING HELD FEBRUARY 12, 2008, AND ACTION CONTINUED AT APPLICANT’S REQUEST)

Acting City Manager, Paul Isaac, presented proposed Ordinance No. 08-11 and Application No. Z-17-2007, filed by Lightsource Development, LLC, requesting to amend the Zoning Map from zone ‘A’ (Agriculture) to zone ‘C-2’ (General Commercial) for property located at 2978 South Redwood Road.

Mr. Isaac stated the subject application included a zone change for a 5.14-acre parcel from ‘A’ to ‘C-3’ (Transitional Commercial). He reported the property had been classified as light manufacturing, general commercial, or office in the General Plan.

The Acting City Manager indicated surrounding zones included ‘C-3’ to the north, ‘M’ (Manufacturing) to the west, ‘A’ to the south, and ‘R-1-8’ and ‘R-1-6’ to the east. Surrounding land uses included a light industrial development to the north, the Lake Pointe office park to the west, power lines to the south, and single-family homes to the east on the other side of Redwood Road.

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Mr. Isaac stated attached to the written information provided to the Council, a concept plan from the applicant had been provided. He indicated if the re-zone was approved, the applicant planned to develop the property to include a psychiatric hospital on the west portion of the property and two pad sites along Redwood Road. He explained, at this point, no users/tenants had been identified for the pad sites.

The Acting City Manager stated also attached to the written information were two documents from the applicant: the first was entitled “Ascent Salt Lake City,” a three page description of the facility; the second entitled “Feasibility Study for License of a New Facility,” and was a much longer and more detailed description of the proposed facility. He advised “SLCBH” stood for “Salt Lake City Behavioral Hospital.” Mr. Isaac indicated according to the applicant, 95% of the patients coming to the facility would come voluntarily.

Mr. Isaac reported a hospital was a permitted use in the ‘C-3’ zone and a conditional use in the ‘C-2’ zone. He advised the Planning Commission had recommended approval of the ‘C-2’ zone instead of the ‘C-3’ zone so the application could be reviewed as a conditional use.

Mr. Isaac advised a public hearing had been held and closed on February 12, 2008, and, at the applicant’s request, action on the proposed ordinance was continued to no date certain. He stated the applicant had recently requested the application and proposed ordinance be placed back on the agenda for the City Council’s consideration. He also stated a representative of the applicant, Lightsource, was in attendance at the meeting to answer any questions from members of the City Council.

After discussion, Councilmember Vincent moved to approve Ordinance No. 08-11, an Ordinance Amending the Zoning Map to Show a Change of Zone for Property Located at Approximately 2978 South Redwood Road from Zone ‘A’ (Agriculture) to ‘C-2’ (General Commercial). Councilmember Brooks seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	No
Mr. Winder	Yes

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Mr. Rushton	Yes
Mayor Nordfelt	Yes

Majority.

14056

RESOLUTION NO. 08-132, APPROVE AMENDMENT NO. 2 TO THE INTERLOCAL AGREEMENT WITH SALT LAKE COUNTY FOR ONGOING SUPPORT OF THE UTAH CULTURAL CELEBRATION CENTER

Acting City Manager, Paul Isaac, presented proposed Resolution No. 08-132 which would approve Amendment No. 2 to the Interlocal Agreement with Salt Lake County for ongoing support of the Utah Cultural Celebration Center (UCCC).

Mr. Isaac stated the amendment would authorize Salt Lake County to pay to West Valley City \$300,000.00 per year for five years, commencing in 2008, and continuing to 2012 to be used by the City for operation of the UCCC.

The Acting City Manager indicated Salt Lake County desired to assist in the provision of cultural activities and promotion in the County through the partial funding of operations at the UCCC. He stated because the UCCC serviced a regional function, the County felt it appropriate to provide the support. In return for that support, the City would agree to provide use of the facility to the County for 20 days per year during the term of the agreement.

After discussion, Councilmember Coleman moved to approve Resolution No. 08-132, a Resolution Authorizing West Valley City to Execute Amendment No. 2 to the Interlocal Agreement with Salt Lake County for Ongoing Support of the Utah Cultural Celebration Center. Councilmember Burt seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mayor Nordfelt	Yes

Unanimous.

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RESOLUTION NO. 08-133, APPROVE PURCHASE OF CHAIRS FROM BERTOLINI SANCTUARY SEATING FOR USE AT THE UTAH CULTURAL CELEBRATION CENTER

Acting City Manager, Paul Isaac, presented proposed Resolution No. 08-133 which would approve purchase of chairs from Bertolini Sanctuary Seating in an amount not to exceed \$47,847.00 for use at the Utah Cultural Celebration Center (UCCC).

Mr. Isaac stated the UCCC desired to replace existing plastic chairs with upgraded chairs. He also stated this upgrade would be suitable for banquets, weddings, meetings, upscale functions and had a larger seat structure to accommodate various customer seating needs. He indicated the chairs currently being used in the Great Hall were plastic indoor/outdoor use chairs. He advised the current chairs would then be used for outside events.

The Acting City Manager reported after much research and inquiry with the State contract, several manufacturers had been reviewed. He indicated the State contract provided many medium duty chairs with a normal 16-inch seat. Some State contract providers did offer alternate styles, which added significantly to the cost. He stated the UCCC staff found a manufacturer in California, the Bertolini Sanctuary Seating Company, which had sanctuary type seating with a heavy duty frame and an 18-inch seat base. He stated that chair, the “Titan LM,” met the needs of the UCCC.

Acting City Manager, Paul Isaac, discussed comparisons of chairs, as follows:

HON:	1081 - 16” St. Contract	\$39.21	Total: \$41,122
Bertolini:	Titan LM – 18” (+\$2,100 shipping)	\$45.49	Total: \$47,847
Virco:	8900 – 16” St. Contract	\$74.90	Total: \$75,404
Mity Lite:	Deluxe Host 400 – 16” St. Contract	\$76.31	Total: \$77,069

Mr. Isaac reported Bertolini “Titan LM” would serve the UCCC needs and would look nice for banquets and other functions. He advised because of the heavier construction and better components, the Bertolini chair would accommodate the weight capacity and have the durability needed by the facility. He reported the chair also had a 20 year warranty on the frame and ten year warranty on the components.

After discussion, Councilmember Burt moved to approve Resolution No. 08-133, a Resolution Authorizing the City to Purchase Chairs from Bertolini Sanctuary Seating Company for use at the Utah Cultural Celebration Center (UCCC). Councilmember Winder seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mayor Nordfelt	Yes

Unanimous.

14058

RESOLUTION NO. 08-134, AWARD CONTRACT TO KRISER-WHITE CONSTRUCTION LLC FOR THE 5600 WEST ACCESS TO CENTENNIAL PARK PROJECT

Acting City Manager, Paul Isaac, presented proposed Resolution No. 08-134 which would award a contract to Kriser-White Construction LLC in the amount of \$95,514.00, for the 5600 West access to Centennial Park Project.

Mr. Isaac stated competitive bids had been solicited through public advertising and a formal bid opening had been conducted under direction of the City Recorder. He reported four sets of plans had been checked out on the project, and three bids received, as follows:

Bowen Construction	\$135,618.60
Stapp Construction	No Bid
Conexco Construction	\$112,476.00
Kriser White Construction LLC	\$ 95,514.00
Engineers Estimate	\$ 90,500.00

Acting City Manager, Paul Isaac, stated Kriser-White Construction LLC had submitted the lowest responsible bid.

The Acting City Manager reported a partial access to 5600 West from Centennial Park had been installed when Centennial Park was constructed. Since then the use of the park had grown with need for another access in and out of the park. He advised the Parks and Recreation Department had submitted an application to the Utah Department of Transportation (UDOT) to connect the drive to 5600 West with a right-in/right-out configuration. The permit had not yet been approved, but the Parks and Recreation Department proceeded by preparing the project and soliciting bids. He advised work would commence as soon as the permit was

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received and the contract signed, weather permitting. He indicated the goal remained to have the access completed and available by the WestFest celebration activities.

After discussion, Councilmember Brooks moved to approve Resolution No. 08-134, a Resolution Awarding a Contract to Kriser-White Construction, LLC and Authorizing the Execution of a Contract for the 5600 West Access to Centennial Park. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mayor Nordfelt	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE REGULAR MEETING OF TUESDAY, MAY 20, 2008, WAS ADJOURNED AT 7:10 P.M., BY MAYOR NORDFELT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, May 20, 2008.

Karon Jensen,
Acting City Recorder

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